

WARRANTY DEED

53-4-7 ✓

48-366

Know all Men by these Presents,

029244

That I, JOHN L. GOODINE, of Fairfield, County of Somerset
and State of Maine

in consideration of ONE (\$1.00) DOLLAR and Other Valuable Considerations

paid by ALFRED C. HEBERT, of Portland, County of Cumberland
State of Maine.

whose mailing address is

60 West Commonwealth Drive
Portland, ME 04103

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said

ALFRED C. HEBERT

his heirs and assigns forever,

A CERTAIN LOT or parcel of land situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:-

Bounded southerly eighty (80) feet by Union Street; westerly about sixty (60) feet by land now or formerly of Frederick J. Mason; northerly by land formerly of Frederick J. Mason; and easterly by land formerly of Edmund P. Buck; being the same real estate conveyed to Silas A. Dickinson by Lewis J. Jackson by deed dated March 15, 1896 and recorded in the Kennebec Registry of Deeds in Book 413, Page 441, to which deed reference may be made for a more particular description.

Being the same premises as conveyed by warranty deed from Leroy L. Goodine to John L. Goodine dated November 13, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3055, Page 164.

Grantee, for himself, his heirs and assigns does hereby covenant and agree that for the next twenty years following the date of this deed, the property conveyed herein shall not be utilized in any way (including by conveyance, lease or otherwise) for photographic development and finishing, portrait studio purposes and/or for the sale of photographic goods or related materials which would compete, directly or indirectly, with Grantor's existing business known as Elm City Photo Service, Inc. This provision shall run with and bind the land and shall inure to the benefit of and be enforceable by Grantor as well as by Elm City Photo Service, Inc., their respective legal representatives, successors and assigns.

NOTE: By a prior deed, Evelyn D. Goodhue reserved a Life Estate in the property described above. Evelyn D. Goodhue, grandmother of the Grantor, died in Waterville, Maine, on May 4, 1977 (Death Certificate on file with City of Waterville).

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **ALFRED C. HEBERT**

his heirs and assigns, to them and their use and behoof forever.

And I do ~~rennunt~~ with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances EXCEPT AS AFORESAID;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **JOHN L. GOODINE**

XXXX

~~XXXXXXXXXXXXXXXXXXXX~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 29th day of the month of October, A.D. 19 87.

Signed, Sealed and Delivered
in presence of

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[Signature]
JOHN L. GOODINE

State of Maine, County of Kennebec **ss:** October 29, 19 87

Then personally appeared the above named **JOHN L. GOODINE**

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]

Notary Public
Attorney at Law

Printed Name, **Kathie A. Sawtelle**

RECEIVED KENNEBEC SS.
1987 NOV 16 AM 9:00
RECORDED FROM ORIGINAL

